1531, 1533 and 1535 P Street, NW

BZA Case Number 16876

Additional Information Supplied to the Board of Zoning Adjustment

Summary of Testimony by Witnesses

At the hearing, two witnesses will provide oral testimony, James F. Smith and Paul Robertson.

James F. Smith will testify as to the condition of the property, the zoning history of the property, the character of the surrounding neighborhood and the compatibility of the proposed use with the surrounding neighborhood.

Paul Robertson, Managing Member of Robertson Development, L.L.C., (the Applicant) will testify as to the circumstances which led to his purchase of the property and his currently permitted and ongoing redevelopment issues related to this property. He will further testify about the lack of sufficient residential recreation space for the unit, which can be remedied by allowing a roof deck to be constructed. He will explain the necessity for a roof stair penthouse being required to access this roof deck, which is designed to serve only one residential unit.

James F. Smith will summarize, and will point out the peculiar hardships which result for the purchaser of the unit should zoning relief not be granted, as well as the unique circumstances of this lot and the historic overlay which make it impossible to provide adequate recreation space to this particular unit unless zoning relief can be granted. In addition, he will demonstrate that there will be no public harm, and that the deck will in no way affect the surrounding neighborhood with respect to light and ventilation issues, and that the granting of this zoning relief will in no way affect the zone plan and map.

We want to again point out that the roof penthouse and deck are conforming in terms of zoning use and also complies with the DC building code as proposed.

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